



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Single-Family and Parking Zoning Code Text Amendment**  
Public Hearing: Planning and Zoning Board  
Date & Time: **October 13, 2021; 6:00 – 9:00 p.m.**  
Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

The City of Coral Gables has initiated a request for a Zoning Code Text Amendment as follows:

*An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 10, "Parking," Section 10-110, "Amount of required parking" and Article 16, "Definitions," to clarify parking requirements related to single-family building alterations and update the definition for a single-family residence regarding the use of covered open air walkways, and location of porte-coches and carports; providing for severability, repealer codification, and an effective date.*

## 2. APPLICATION SUMMARY

The City is proposing Zoning Code text amendments clarify parking requirements related to single-family building alterations and update the definitions related to single-family residences, as summarized below:

- Require parking if more than 25% of the existing single-family structure is demolished
- Clarify the separate parking exemptions for single-family / duplex residences from all other structures
- Update the definition for a single-family residence to clarify that a roofed (open-air) walkway satisfies the definition's requirement
- Update the definitions for carport and porte-cochere to clarify locations

## BACKGROUND

Required on-site parking requirements were established in 1964. Therefore, buildings that predate March 11, 1964, are allowed to be exempt from these requirements if there is no more than 25% increase of floor area. However, there have been instances that a portion of a house that did not have parking had been demolished or substantially altered, but on-site parking was not provided. Therefore, Staff is proposing to include a provision that limits the building alteration – addition or demolish – to provide parking and bring houses into compliance with the parking requirement.

Related, the definition of a single-family residence requires that all living rooms to be accessible from each other from within the building. The definition is proposed to be updated to allow a roofed (open air) walkway to satisfy the requirement of a connection from within the house.

### 3. REVIEW TIMELINE / PUBLIC NOTICE

#### City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	10.13.21
City Commission – 1 <sup>st</sup> Reading	TBD
City Commission – 2 <sup>nd</sup> Reading	TBD

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	10.01.21
Posted agenda and Staff report on City web page/City Hall	10.08.21

### 4. FINDINGS OF FACT

The requests are Text Amendments to Section 10-110 “Amount of required parking” in Article 10 “Parking” and Article 16 “Definitions.” The proposed changes are provided below in ~~striketrough~~ / underline format.

#### Article 10 “Parking”

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Section 10-110. Amount of required parking.

A. The following are exempt from parking.

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#### 4. Building Alterations.

- a. Any single-family residence or duplex building or structure which existed as of March 11, 1964, may be altered -- including renovations, remodels, repairs, and changes in use -- without providing off-street parking facilities or additional off-street parking facilities if there is no more than a twenty-five (25%) percent total increase or decrease in floor area, based on conditions as of March 10, 1964, and if there is no change in zoning to a zoning district requiring more off-street parking than the existing zoning district.
- b. Any building or structure, other than single-family residences or duplexes, which is increased in size more than twenty-five (25%) percent of the gross floor area as it existed as of March 11, 1964, shall provide off-street parking for the added portion as outlined hereinafter but will not be required to provide additional parking facilities for the presently existing portion unless required by a change of zoning.

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## Article 16 “Definitions”

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**Carport** means a roofed structure not more than seventy-five (75%) percent enclosed by walls and attached to the main building for the purpose of providing shelter for one (1) or more motor vehicles.

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**Porte-cochere** means a porch roof projecting over a driveway at the entrance to a building and attached to the main building for the purpose of sheltering those getting in or out of vehicles. Porte-cocheres shall be located in the front of single-family residences.

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**Single-family residence** means a building used or designated to be used as a home or residence in which all living rooms are accessible to each other from within the building or roofed walkway, and in which the use and management of all sleeping quarters, all appliances for cooking, ventilating, heating or lighting are under one control, and to be occupied by one family plus servants, who are living and cooking as a single household.

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Zoning Code Section 14-212.5 provides review standards for Zoning Code text amendments:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The intent of the proposed amendment is to clarify parking exemptions to further protect single-family neighborhoods.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendments do not directly impact the residential use which is allowed in the Comprehensive Plan.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	The proposed text amendment does not affect the densities nor intensities of the residential land uses.
d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed text amendment clarifies parking exemptions for single-family home alterations and will not affect the level of service for public infrastructure.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment is to fulfill the objectives and policies of the Comprehensive Plan to protect residential neighborhoods.

### *Staff comments:*

The proposed text amendments to Section 10-110 and Article 16 “Definitions” of the Zoning Code provides for additional parking requirements that promote compatibility within a residential neighborhood. In addition, clarifying that open air walkways can connect portions of a house encourages

additional open-air spaces. All proposed additions further protect the integrity of residential neighborhoods, which fulfil many goals, objectives, and policies of the Comprehensive Plan. The standards identified in Section 14-212.5 for the proposed Zoning text amendment are satisfied.

## 5. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

*An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 10, "Parking," Section 10-110, "Amount of required parking" and Article 16, "Definitions," to clarify parking requirements related to single-family building alterations and update the definition for a single-family residence regarding the use of covered open air walkways, and location of porte-coches and carports; providing for severability, repealer codification, and an effective date.*

Staff recommends Approval.

## 6. ATTACHMENTS

A. Legal advertisement published.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias, Ph.D., AIA, AICP, LEED AP  
Assistant Director of Development Services for Planning  
City of Coral Gables, Florida

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

**STATE OF FLORIDA**  
**COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

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PLANNING AGENCY / PLANNING AND ZONING BOARD - OCT.  
13, 2021

in the XXXX Court,  
was published in said newspaper in the issues of

10/01/2021

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Guillermo Garcia*

Sworn to and subscribed before me this  
1 day of OCTOBER, A.D. 2021

*C. Ramo*

(SEAL)

GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA**  
**NOTICE OF PUBLIC HEARING**  
**HYBRID MEETING ON ZOOM PLATFORM**

<b>City Public Hearing</b>	<b>Local Planning Agency / Planning and Zoning Board</b>
<b>Dates/Times</b>	<b>Wednesday, October 13, 2021, 6:00 p.m.</b>
<b>Location</b>	<b>City Commission Chamber, City Hall</b>
	<b>405 Biltmore Way, Coral Gables, FL 33134</b>

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed multi-family project referred to as "Gables Village" on the property legally described as Lots 1 through 22, Block 28, "Coral Gables Biltmore Section" (504, 516, 522, 530, and 536 Malaga; 503, 511, 515, 535, 529, 525, and 521 Santander; and 3109 Segovia), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
2. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Gables Village" pursuant to Zoning Code Article 14, Section 14-210, "Platting/Subdivision," being a re-plat of 113,310 square feet (2.6 acres) into two (2) tracts of land on the property legally described as Lots 1 through 22, Block 28, "Coral Gables Biltmore Section" (504, 516, 522, 530, and 536 Malaga; 503, 511, 515, 535, 529, 525, and 521 Santander; and 3109 Segovia), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
3. An Ordinance of the City of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-200, "Mediterranean Standards" and providing for severability, repealer, codification, and for an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 3, "Uses," Section 3-206, "Home Office," to provide additional requirements and allowances for a Home Office consistent with the requirements of Chapter 2021-202, Laws of Florida; providing for severability, repealer, codification, and an effective date.

# Local Planning Agency / Planning And Zoning Board

5. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 10, "Parking," Section 10-110, "Amount of required parking" and Article 16, "Definitions," to clarify parking requirements related to single-family building alterations and update the definition for a single-family residence regarding the use of covered open air walkways, and location of porte-coches and carports; providing for severability, repealer codification, and an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 1, "General Provisions," Section 1-109, "Construction Rules," to clearly state that where the provisions of this Zoning Code vary from the applicable requirements of any law, statute, rule, regulation, ordinance, or code, the most restrictive or that imposing the higher standard shall govern, including within the Miami-Dade County Rapid Transit Zone; providing for severability, repealer codification, and an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, October 13, 2021, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item on the agenda by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

Sincerely,  
City of Coral Gables, Florida  
Ramon Trias  
Assistant Director of Planning Division  
City of Coral Gables, Florida  
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